















## SPECIFIC AREA STANDARDS

## CHESTER VILLAGE DISTRICT SETBACKS

Setbacks for O and C Zoning Districts

### CHESTER VILLAGE CORRIDOR EAST

Right of Way Classification	Minimum Setback	Perimeter Landscaping	Notes
<b>Major Arterials</b>			
All Sides	25'  	G	
<b>Other Public Right of Ways</b>			
<b>Buildings, Drives and Parking</b>			
Front Setbacks	25'  	G	
Corner Side Setbacks	25'  	G	
Permitted reductions (when back to back with another	15'  	G	
<b>Side and Rear Yards Not Abutting a Right of Way</b>			
Standard Side Yard and when adjacent to property designated by the Chester Village Plan for non-single	7.5' ** 	E	
Permitted reductions. (when adjacent to an O, C, or I District)	0'	-	
Standard Rear Yard and when adjacent to property designated by the Chester Village Plan for non-single family residential.**	25' ** 	B	 Building setback
Permitted reductions. (when adjacent to an O, C, or I District)	0'	-	 Drives & parking setback
<b>Drives and Parking</b>			
Standard Side Yard	7.5' 	F	
Permitted reductions. (when adjacent to an O, C, or I District and when adjacent to property designated by the Chester Village Plan for non-single family residential.***)	0'	-	
Standard Rear Yard	25' 	B	
Permitted reductions	7.5'	F	
Permitted reductions. (when adjacent to an O, C, or I District and when adjacent to property designated by the Chester Village Plan for non-single family residential.***)	0'	-	

Vacant property designated by the Chester Village Plan as "mixed use: neighborhood office and single family residential" shall be considered non-single -family residential land use regardless of parcel zoning.

Buildings:  
\*\* May be reduced to 0' by planning director at request of adjacent property owner and with no wall openings along property line.

Drives and Parking  
\*\*\* If adjacent parcel is occupied by a residence, a four foot high solid screen or fence shall be installed, unless waived by the planning director at the request of the adjacent property owner.